

**FITCHBURG PLANNING BOARD MEETING MINUTES
TUESDAY, APRIL 21, 2009**

MEMBERS PRESENT: Paula Caron, Chair
Mike DiPietro
Mike Hurley
Elizabeth Slattery
Paul Fontaine, Jr.

MEMBERS ABSENT: Nancy Maynard
John DiPasquale

PLANNING OFFICE: David Streb
Mike O'Hara

Call to Order

Meeting called to order at 6:05 p.m. in the Veteran's Room, First Floor, City Hall.

Communications

South St. condos – test pit was dug by DPW - seven feet deep, no water found.

DPW - no explanation for how water got into abutters basement on opposite side of Everett Street Extension.

Ms. Caron: there is still a problem with drainage on Valiton's property. Board asked the Building Dept. to hold off on issuance of new building permits, but allow them to work on units in process. Staff will send a letter to Mr. Xarras re: paying for an engineering study & point out the Special Permit condition re: abutter's drainage.

Dave Streb told the Board about:

- Successful financing workshop to Mill building owners by Concord Square Planning & Development last Thursday.
- UMass Landscape Architecture studio class about urban green infrastructure program – final presentation on May 11.
- A 'blanket' special permit has applied for to cover public events (blacksmith festival, farmers market, brewers festival, etc.) at Riverfront Park. Will be heard by City Council in May.

Petition to accept Quarry Lane as a public way has been referred to the Planning Board.

Board voted unanimously to recommend approval of Quarry Lane as a public way, subject to the final approval of DPW-Engineering Division.

Meeting Minutes

Motion made & seconded to approve minutes of the March 17th Planning Board meeting as written.

Vote unanimous to approve.

ANR plans

None.

Minor Site Plan Review

Rollstone Bank & Trust, 780 Main St. – demolition & additional parking area

Pat Slattery, Architect and Harvey Buchanan, VP of Rollstone Bank presented plan to demolish front building and install parking for 22 cars. Will expand parking capacity to 30 total. In response to concerns raised by Engineering, Pat pointed out catchbasin locations. Parking lot will be graded toward those locations.

Memo from Water Dept. was read about abandoned water service.

There is 11,330 sq. ft. of impervious area; that is being reduced by 4,300 sq. ft.

There will be four post-type shoebox style lights.

Ms. Caron suggested relocating the decorative fencing further back towards the parking lot area to better expose the landscaping fronting on Boulder Drive.

Ms. Caron asked about the status of the existing barbed wire chain link fencing to the rear of the property along Boulder Drive.

A: to be removed and replaced by black chain link fence or other suitable material.

Motion made & seconded to approve Site Plan, subject to review and final approval from Water Dept. Vote 5-0 to approve.

323 Princeton Rd., storage - restaurant supply company

Rick Melanson proposing to lease approx. 1,000 sq. ft. of space to house storage for R & S Restaurant Supply. Will have no customers. He will store restaurant equipment there.

Board raised concerns that project at 323 Princeton Rd. has not been finished. There are still issues remaining. Board requested that the staff call in owner to a future meeting to discuss.

Motion made & seconded to approve Site Plan. Vote 5-0 to approve.

PUBLIC HEARINGS

Special Permit – Seney, Mt. Vernon St. & Weymouth St., 4 family dwelling

Ms. Slattery recused herself because of a conflict.

Since there remained only four members able to participate on the matter, the hearing was postponed to May 19th. The Board requested that abutters be re-notified of the May 19th date.

OTHER BUSINESS

Special Permit extension – Montachusett Enterprise Ctr., 1236 Water St. - two-family dwelling

Ms. Caron recused herself since she was on M.E.C.'s Board of Directors.

Shelly Hatch of M.E.C. was present. They are seeking a two-year extension to start the project due to the economic downturn.

M.E.C. had contemplated modifying the proposal to build a single-family, instead of a two-family. If they go this route, they will ask the Board for a modification.

Motion made & seconded to grant a two-year extension to Special Permit # 07-3 to May 11, 2011.

Special Permit extension – Westminster Hill Village, 131-unit PUD, Westminster Hill Rd.

Al Somma & Lewis Lunn present. They had requested an extension of Special Permit. The current extension is due to expire 6-30-09.

Board was given e-mail message from Denis Meunier, Water Dept. that they would not be opposed to an extension of the planning board permit for this project.

Mr. Hurley said he didn't think Board should extend the Special Permit.

Mr. Fontaine disagrees. The Special Permit conditions states that it is contingent on an agreement with the Water Dept. That hasn't changed, so why not extend the special permit?

Lewis Lunn explained that they had hoped to start project by now, but the economy is so bad, they can't. Motion made & seconded to extend the Special Permit for one year from expiration -- to 6-30-10. Vote 5-0 to approve.

Review draft decision & conditions – Fisher Road subdivision

Brian Devellis present. Suggested conditions drafted by Fisher Road neighbors were submitted by Joe Poznick, 840 Fisher Rd. Board wanted more time to review these and conditions drafted by planning office.

One issue is to clarify who will be able to tie into sewer to be installed along Fisher & New West Townsend Roads. Language will be clarified that Devellis will provide laterals from new sewer line to property line of existing dwellings, not every parcel. Discussion continued to next month.

Fairway Estates, JCJ, Inc.

Board reviewed a request from Jim Haynes, Sr. for an extension of the Special Permit for an extension for the "Fairway Estates" development off Arn-How Farm & Billings Road. Most recent extension will expire 6-30-09.

Board voted unanimously to extend for one year, to 6-30-10.

Woodland Estates, Rindge Rd. trailer park expansion

Joanne Hamberg present to request an extension of the Special Permit. Current period would run out in 2010. Board voted to grant a three-year extension of the Special Permit, to March 2013.

Possible 40R Smart Growth district – River Street mill area, Concord Square Planning & Development

Angus Jennings of Concord Square Planning & Development gave presentation on proposed River Street smart growth district and proposed timeline for submittal of 40R application to state & adoption of 40R zoning district by City Council. The State has approved 26 40R districts so far.

Q: Can the City condition approvals in the district subject to the reconfiguration of the Main, River, Chestnut Street intersection? If there is more mill redevelopment in the River Street, Main Street area there will be more traffic at this intersection.

Angus: the Board can set conditions and a development agreement that is tailored to the individual parcels and the mitigation that would be needed to offset the proposed impact of ## units approved.

Board agreed there will need to be much more discussion on individual parcels and the impacts of redeveloping each before a final decision on which parcels to include in a 40R district.

Mr. Fontaine asked if there was something the City could do about the condition of the site of the inactive condo development on Blossom Street. The present condition is creating a public safety issue and nuisance and should be properly secured and/or re-graded. Staff will contact Board of Health and the Building Dept.

Meeting adjourned 9: 00 p.m.

Next meeting: May 19, 2009

approved: 5-19-09